TEACHERS' RETIREMENT BOARD

INVESTMENT COMMITTEE

Subject:	Credit Enhancement Program-	Ite	Item Number:			
	Activity Status Report	Atta	achment(s):	2		
Action:		Date of Meeting:	October 13.	1999		
Information:	X	Presenters:	Mr	. Rose		

EXECUTIVE SUMMARY

CalSTRS recently closed on a \$750,000 transaction for APM, Inc., a \$2.7 million transaction for Altamont/Packaging, and a \$2.6 million transaction for Wilson Entities. CalSTRS provided direct pay letters-of-credit for each transaction.

The following transactions were previously reported: DV Industries (\$3.4 million) closed September 16, 1999; Starter/Alternator Exchange, Inc. (\$5 million) closed September 17, 1999; Primero Grove Student Apartments, Davis (\$11.7 million) is expected to close in October 1999. CalSTRS will provide a direct pay letter-of-credit for the DV Industries transaction and confirming letters of credit for the Primero Grove and Starter/Alternator transactions.

CalSTRS will be providing confirming letters-of-credit for two new transactions. The first transaction is a \$5.5 million bond for the Town of Apple Valley located in San Bernardino County. This transaction will provide funding to construct a new city hall. The second transaction supports a \$8.6 million revenue bond which will finance city improvements as well as improvements associated with the redevelopment of the Alameda Point which is located on the San Francisco Bay in the City of Alameda. Alameda Point is being leased to the Alameda Reuse and Redevelopment Authority (ARRA). ARRA was created by the City as a result of the closure of the Alameda Naval Air Station to assure a smooth transition of the naval air station from federal ownership to local ownership. CalSTRS will provide confirming letters of credit for both transactions.

1. Town of Apple Valley, Apple Valley, CA

CalSTRS will be providing a \$5.5 million confirming letter of credit in support of the Town of Apple Valley, which is located in San Bernardino County, approximately 90 miles northeast of Los Angeles and 40 miles north of San Bernardino. Apple Valley is a bedroom commuter city for San Bernardino County.

CalSTRS is stepping in to provide credit enhancement and liquidity support for certificates of participations (COPs). The proceeds of the COPs will be used to construct a city hall. The new city hall will consolidate staff, which is currently housed in two separate buildings. It will be designed for efficiency and large enough to accommodate the entire staff. The City will lease the site for the project to the Apple Valley Public Financing Authority (the "Authority") and the Authority will issue the bonds. CalSTRS will be confirming a bank. The transaction is scheduled to close September 1999.

2. City of Alameda, Alameda, CA

CalSTRS has been selected to provide credit enhancement and liquidity support on a proposed \$8.6 million bond issue for the Alameda Public Financing Authority (the "Authority"). The proceeds from the bonds will be used to provide numerous improvements throughout the City and improvements in connection with a portion of the Redevelopment of Alameda Point. CalSTRS will be confirming a bank. The transaction is scheduled to close in September 1999.

Alameda Point is located on San Francisco Bay in the City of Alameda. It is a 2,842-acre site that is being leased to The Alameda Reuse and Redevelopment Authority (ARRA), created by the City as a result of the closure of the Alameda Naval Air Station. The ARRA was formed in April 1994 to assure the effective transition of the Alameda Naval Air Station from federal ownership to local ownership. The property is zoned and planned for mixed use and is going to be developed as an important source of new business, jobs, housing, recreational facilities, and community and cultural services. Its central location allows access to a wide variety of transportation options, including BART, Amtrak, freeways, bridges, and the ferry system. It is also 15 minutes away from the Oakland airport.

		Closing	End of	STRS		Total	Fiscal 1999 - 00	Fee Income
Transactions	Туре	Date	Commitment	Commitment	Interest	Commitment	Fee Income	To Date
DIRECT RISK								
Port of Long Beach	Liquidity	Jun-94	Sep-00	\$75,000,000	\$0	\$75,000,000	\$25,919	\$276,891
Bridge - Richmond Townhomes	Expired.	Redeemed	d as of Feb-97.					\$15,096
USA Waste Industries	Credit	Nov-94	Nov-99	\$9,764,121	\$0	\$9,764,121	\$0	\$257,859
Sanifill, Inc.	Expired.	Redeemed	d as of Jan-98.	\$0	\$0	\$0	\$0	\$87,618
San Diego Unified Port District (2 San Diego Unified Port District (2		Oct-97 Oct-97	Oct-02 Oct-02	\$35,000,000 \$15,000,000	\$1,365,243 \$585,104	\$36,365,243 \$15,585,104	\$4,924 \$8,656	\$43,256 \$43,139
Pasadena Parking Authority	Credit	Jan-98	Jan-03	\$9,000,000	\$693,750	\$9,693,750	\$7,519	\$43,454
Pasadena Rosebowl (22)	Credit	Jun-98	Jun-01	\$15,600,000	\$276,956	\$15,876,956	\$12,667	\$45,668
Kern High School 1995A	Credit	Jul-99	May-01	\$6,169,343	\$0	\$6,169,343	\$4,053	\$4,053
Kern High School 1995B	Credit	Jul-99	May-01	\$4,716,233	\$0	\$4,716,233	\$3,098	\$3,098
Kern High School 1999	Credit	Jul-99	Jul-02	\$7,500,000	\$147,945	\$7,647,945	\$8,750	\$8,750
SUBTOTAL				\$177,749,696	\$3,068,998	\$180,818,694	\$75,586	\$828,883
	•							<u> </u>
DIRECT RISK - SECURED	C 1'4	Dec-96	Dec-99	\$27,500,000	\$397,808	\$27,897,808	\$45,838	\$506,979
Buck Research on Aging	Credit	Dec-96	Dec-99	\$27,500,000	\$397,000	\$27,897,808	\$45,636	\$500,979
BOND INSURED Adventist West CHFA 1998 Series M	Credit Credit	Feb-98 Apr-99	Feb-05 Jul-01	\$114,500,000 \$9,125,000	\$1,693,973 \$707,188	\$116,193,973 \$9,832,188	\$0 \$2,433	\$185,499 \$2,433
CHFA 1998 Series P	Credit	Apr-99	Jul-01	\$5,000,000	\$387,500	\$5,387,500	\$1,333	\$1,333
CHFA 1998 Series T	Credit	Apr-99	Jul-01	\$24,796,250	\$1,921,709	\$26,717,959	\$6,613	\$6,613
SUBTOTAL				\$153,421,250	\$4,710,370	\$158,131,620	\$10,380	\$195,878
DIRECT PAY LETTERS OF CREDIT							**	
Pt. Loma College	•		d as of Nov-98.	\$0	\$0	\$0	\$0	\$360,334
City of Visalia (California)	Credit	Sep-96	Sep-02	\$3,385,000	\$70,111	\$3,455,111	\$0	\$54,604
LA Fairplex	Credit	Jul-97	Jul-02	\$17,680,000	\$689,643	\$18,369,643	\$0	\$163,340
Master-Halco Series 1986-II TransAmerica Series 1986-V	Credit Expired.	Nov-98 Redeemee	Nov-01 d as of Jul-99.	\$1,900,000 \$0	\$39,978 \$0	\$1,939,978 \$0	\$0 \$1,000	\$1,000 \$1,000
APM, Inc. Series 1994A Altamont/Packaging Series 1994A	Credit Credit	Aug-99 Aug-99	Jul-02 Jul-02	\$750,000 \$2,675,000	\$16,767 \$59,803	\$766,767 \$2,734,803	\$1,000 \$1,000	\$1,000 \$1,000
CSCDA - IDB's Series 1994B Propak of California J. Michelle/Edie Lee Pasco Scientific American River Packaging Lance Camper Manuf.	Credit Credit Credit Credit Credit	Nov-94 Nov-94 Dec-94 Dec-94	Nov-01 Nov-01 Dec-01 Dec-01 Dec-01	\$2,720,000 \$2,000,000 \$2,295,000 \$1,725,000 \$3,225,000	\$60,809 \$44,712 \$51,307 \$38,564 \$72,099	\$2,780,809 \$2,044,712 \$2,346,307 \$1,763,564 \$3,297,099	\$2,312 \$2,009 \$2,279 \$1,757 \$3,129	\$52,258 \$53,978 \$53,141 \$34,418 \$65,778

		Closing	End of	STRS		Total	Fiscal 1999 - 00	Fee Income
Transactions	Type	Date	Commitment	Commitment	Interest	Commitment	Fee Income	To Date
CSCDA - IDB's								
Series 1989-90								
Intermountain Trading	Credit	Feb-95	Feb-02	\$290,000	\$6,483	\$296,483	\$445	\$9,176
Andercraft Products	Credit	Feb-95	Feb-02	\$775,000	\$17,326	\$792,326	\$1,395	\$28,714
Sunclipse. Inc. (Alhambra)	Credit	Feb-95	Feb-02	\$3,200,000	\$71,540	\$3,271,540	\$3,106	\$53,082
Sunclipse, Inc. (Union City)	Credit	Feb-95	Feb-02	\$2,135,000	\$47,730	\$2,182,730	\$2,132	\$38,893
Busseto Foods, Inc. (Rapelli of CA		Mar-95	Mar-02	\$2,500,000	\$55,890	\$2,555,890	\$2,466	\$41,865
AHNNN, Inc.	-		l as of Sept-97.	\$0	\$0	\$0	\$0	\$9,416
Zarn, Inc.			d as of July 1, 1 d as of June 2, 1	\$0 \$0	\$0 \$0	\$0 \$0	\$858 \$1.796	\$23,635
Marcel & Marge Schurman Charles & Loralie Harris	Credit	Mar-95	Feb-02	\$2,170,000	\$48,513	\$2,218,513	\$1,786 \$2,412	\$31,689 \$42,249
Charles & Lorane Harris	Credit	Iviai-93	reo-02	\$2,170,000	\$40,313	\$2,210,313	\$2,412	\$42,249
American Zettler	Credit	Mar-95	Mar-02	\$1,975,000	\$44,153	\$2,019,153	\$1,934	\$32,398
Aqua Serv Engineering	Credit	Mar-95	Mar-02	\$1,300,000	\$29,063	\$1,329,063	\$2,575	\$42,535
Contech Engineering Prod.	Credit	Mar-95	Mar-02	\$1,200,000	\$26,827	\$1,226,827	\$1,402	\$22,511
Evapco, Inc.	Credit	Mar-95	Mar-02	\$450,000	\$10,060	\$460,060	\$671	\$9,501
Florestone Products Co.	Credit	Mar-95	Mar-02	\$1,345,000	\$30,069	\$1,375,069	\$1,544	\$25,877
Grundfos Pumps Company	Credit	Mar-95	Mar-02	\$6,000,000	\$134,137	\$6,134,137	\$5,568	\$83,743
Instrument Specialities Co.	Credit	Mar-95	Mar-02	\$625,000	\$13,973	\$638,973	\$840	\$13,859
McCain Citrus Mc Elroy Metal Mills, Inc.	Credit Credit	Mar-95 Mar-95	Mar-02 Mar-02	\$3,000,000 \$220,000	\$67,068 \$4,918	\$3,067,068 \$224,918	\$2,433 \$566	\$37,116 \$12,597
NRI, Inc.	Credit	Mar-95	Mar-02	\$1,425,000	\$31,858	\$1,456,858	\$1,583	\$23,929
W & H Voortman, Inc.	Credit	Mar-95	Mar-02	\$2,400,000	\$53,655	\$2,453,655	\$2,144	\$32,562
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Image Laboratories, Inc.	Expired.	Redeemed	d as of Dec-96.	\$0	\$0	\$0	\$0	\$26,854
Allwire, Inc.	Credit	Mar-95	Mar-02	\$300,000	\$6,707	\$306,707	\$574	\$10,567
Fairway Molds, Inc.	Credit	Mar-95	Mar-02	\$600,000	\$13,414	\$613,414	\$1,241	\$24,359
S & P Investments	Credit	Mar-95	Mar-02	\$1,165,000	\$26,045	\$1,191,045	\$1,365	\$23,327
Northwest Pipe & Casing	Credit	Apr-95	Apr-02	\$2,750,000	\$61,479	\$2,811,479	\$3,266	\$55,277
Reliance Upholstery	Expired.	Redeemed	l as of Oct-98.	\$0	\$0	\$0	\$0	\$9,261
Zieman Manufacturing	Credit	Apr-95	Apr-02	\$385,000	\$8,607	\$393,607	\$973	\$12,249
CSCDA - IDB's								
Series 1995A								
Carvin Corporation	Credit	Jun-95	Aug-02	\$2,040,000	\$45,607	\$2,085,607	\$2,264	\$44,613
			l as of Dec-97.	\$0	\$0	\$0	\$0	\$19,469
Kennerley-Spratling	Credit	Jun-95	Aug-02	\$2,470,000	\$55,220	\$2,525,220	\$2,749	\$53,672
Vantage Properties	Credit	Jun-95	Aug-02	\$1,470,000	\$32,864	\$1,502,864	\$1,670	\$30,901
BNG Properties, LLC Staub Metals, Inc.	Expired. Credit	Aug-95	l as of Aug-96. Aug-02	\$0 \$1,020,000	\$0 \$22,803	\$0 \$1,042,803	\$0 \$1,158	\$12,253 \$25,681
Staud Metals, IIIC.	Credit	Aug-93	Aug-02	\$1,020,000	φ44, 0 U3	\$1,042,803	\$1,138	\$43,081
Aerostar Partners, Inc.	Credit	Sep-95	Sep-02	\$4,095,000	\$91,548	\$4,186,548	\$4,199	\$67,467
Walker Spring and Stamping Corp		Sep-95	Sep-02	\$3,400,000	\$76,011	\$3,476,011	\$3,289	\$54,178
Encore Video, Inc.	Expired.		d as of Oct-98.	\$0	\$0	\$0	\$0	\$11,691
EuroDesign Cabinets, Inc.	Credit	Sep-95	Sep-02	\$905,000	\$20,232	\$925,232	\$1,008	\$17,818
South Bay Circuits, Inc.	Credit	Sep-95	Sep-02	\$1,800,000	\$40,241	\$1,840,241	\$1,826	\$30,641
W & H Voortman, Inc.	Credit	Sep-95	Sep-02	\$1,020,000	\$22,803	\$1,042,803	\$1,113	\$17,837
Red Line Oil Co.	Credit	Nov-95	Nov-01	\$1,035,000	\$23,139	\$1,058,139	\$1,246	\$19,623
Johansen Dielectics	Credit	Nov-95	Nov-01	\$1,950,000	\$43,595	\$1,993,595	\$2,083	\$39,441
Peet's Coffee	Credit	Dec-95	Dec-01	\$2,620,000	\$58,573	\$2,678,573	\$2,696	\$45,696
Safariland	Credit	Sep-96	Sep-02	\$3,700,000	\$76,636	\$3,776,636	\$0	\$22,528
Control Air Conditioning	Credit	Jun-97	Jun-02	\$4,500,000	\$81,370	\$4,581,370	\$0	\$50,725
o o	Cicuit	Jun-71	Jun-02	ψ-,500,000	Ψ01,570	ψτ,501,570	90	Ψ30,123
CSCDA - IDB								

CSCDA - IDB Series 1996M

Transactions	Туре	Closing Date	End of Commitment	STRS Commitment	Interest	Total Commitment	Fiscal 1999 - 00 Fee Income	Fee Income To Date
Cordeiro Vault Co., Inc.	Credit	Dec-96	Dec-01	\$1,070,000	\$23,921	\$1,093,921	\$1,418	\$16,283
CSCDA - IDB Series 1996M Fibrebond West, Inc.	Credit	Dec-96	Dec-01	\$5,410,000	\$120,947	\$5,530,947	\$5,247	\$81,326
SUBTOTAL				\$113,070,000	\$2,788,819	\$115,858,819	\$156,330	\$2,280,929

Transactions	Туре	Closing Date	End of Commitment	STRS Commitment	Interest	Total Commitment	Fiscal 1999 - 00 Fee Income	Fee Income To Date
ONFIRMING LETTERS OF CREDI								
Confirmation #1 Suncreek Apts.	Credit	Apr-96	Apr-02	\$6,800,000	\$78,247	\$6,878,247	\$8,693	\$136,893
Confirmation #2 CMIG LLC	Termina	ited as of A	August 28, 1998.	\$0	\$0	\$0	\$0	\$5,514
Confirmation #3 Monrovia Redevelopment Agency	Credit	Jan-98	Jan-02	\$8,600,000	\$229,727	\$8,829,727	\$4,321	\$41,708
Confirmation #4 & #5 First Class Foods / Alliance	Redeem	ed as of A	ugust 1, 1999.	\$0	\$0	\$0	\$0	\$5,708
Confirmation #6 Western Saw	Credit	Jun-98	Jun-03	\$3,600,000	\$53,260	\$3,653,260	\$1,847	\$12,888
Confirmation #7 St. Vincent de Paul	Credit	May-99	May-02	\$7,485,000	\$110,737	\$7,595,737	\$0	\$15,603
Confirmation #8 Delta Tau Data Systems	Credit	Aug-98	Aug-02	\$5,800,000	\$85,808	\$5,885,808	\$0	\$20,761
Confirmation #9 Dix Metals	Credit	Sep-98	Sep-02	\$5,560,000	\$82,258	\$5,642,258	\$5,705	\$19,936
Confirmations #10 & #11 City of Fillmore	Credit	Sep-98	Sep-02	\$13,110,000	\$249,988	\$13,359,988	\$0	\$27,091
Confirmation #12 Accurate Engineering	Credit	Oct-98	Oct-02	\$5,000,000	\$73,973	\$5,073,973	\$0	\$12,347
Confirmation #13 The Terraces/Park Marino	Credit	Oct-98	Oct-02	\$8,000,000	\$131,507	\$8,131,507	\$0	\$26,111
Confirmation #14 Santa Paula (Water Supply)	Credit	Nov-98	Nov-01	\$24,500,000	\$467,178	\$24,967,178	\$0	\$12,067
Confirmation #15 Mission Viejo	Credit	May-99	May-06	\$31,100,000	\$2,177,853	\$33,277,853	\$0	\$24,265
Confirmation #16 City of Fillmore	Credit	Mar-99	Jun-02	\$7,345,000	\$137,643	\$7,482,643	\$3,409	\$3,409
Confirmation #17 City of Ontario	Credit	Mar-99	Mar-03	\$8,270,000	\$152,259	\$8,422,259	\$0	\$8,843
Confirmation #18 City of Ontario	Credit	Mar-99	Mar-03	\$6,670,000	\$120,609	\$6,790,609	\$0	\$6,791
Confirmation #19 Watt Four	Credit	May-99	May-02	\$2,750,000	\$46,109	\$2,796,109	\$5,934	\$5,934
Confirmation #20 Evergreen	Credit	Jun-99	Jun-02	\$2,525,000	\$37,357	\$2,562,357	\$1,619	\$5,463
Confirmation #21 Fontana Redevelopment	Credit	Jun-99	Jun-02	\$3,114,361	\$0	\$3,114,361	\$6,315	\$6,315
Confirmation #22 New United Motor (NUMMI)	Credit	Jun-99	May-00	\$11,015,000	\$130,369	\$11,145,369	\$759	\$759
Confirmation #23 Inland	Credit	Jun-99	Jun-02	\$44,485,000	\$2,925,042	\$47,410,042	\$0	\$0
Confirmation #24 Van R Dental	Credit	Jul-99	Jul-02	\$1,645,000	\$21,093	\$1,666,093	\$2,499	\$2,499
Confirmation #25 Fulton Properties	Credit	Jul-99	Jul-02	\$3,485,000	\$58,434	\$3,543,434	\$1,000	\$1,000
SUBTOTAL				\$210,859,361 Page 4	\$7,369,451	\$218,228,812	\$42,101	\$401,905

Attachment 1 Item 13

CalSTRS CREDIT ENHANCEMENT PROGRAM

PROGRAM SUMMARY AS OF AUGUST 31, 1999

		Closing	End of	STRS		Total	Fiscal 1999 - 00	Fee Income
Transactions	Type	Date	Commitment	Commitment	Interest	Commitment	Fee Income	To Date

TOTAL: \$682,600,307 \$18,335,446 \$700,935,753 \$319,854 \$4,204,195

Deal	Commitment	Interest	Total	Portfolio Percentage	
PAF	RTNER INSTIT	UTION			
Port of Long Beach					
Canadian Imperial Bank of Commo (CIBC)	\$75,000,000	\$0	\$75,000,000	10.99%	
Buck Research Center on Aging (CIBC)	\$27,500,000	\$397,808	\$27,897,808	4.03%	
USA Waste Industries					
Bank of California	\$9,764,121	\$0	\$9,764,121	1.43%	
San Diego Unified Port District (CIBC)	\$35,000,000	\$1,365,243	\$36,365,243	5.13%	
San Diego Unified Port District (CIBC)	\$15,000,000	\$585,104	\$15,585,104	2.20%	
Pasadena Parking Authority (CIBC)	\$9,000,000	\$693,750	\$9,693,750	1.32%	
Pasadena Rose Bowl (CIBC)	\$15,600,000	\$276,956	\$15,876,956	2.29%	
Kern High School 1995A (CIBC)	\$6,169,343	\$0	\$6,169,343	0.90%	
Kern High School 1995B (CIBC)	\$4,716,233	\$0	\$4,716,233	0.69%	
Kern High School 1999 (CIBC)	\$7,500,000	\$147,945	\$7,647,945	1.10%	
CHFA 1998 Series M Bank of America	\$9,125,000	\$707,188	\$9,832,188	1.34%	
CHFA 1998 Series P Bank of America	\$5,000,000	\$387,500	\$5,387,500	0.73%	
CHFA 1998 Series T Bank of America	\$24,796,250	\$1,921,709	\$26,717,959	3.63%	
TOTAL - PARTNER INSTITUTI	\$244,170,946	\$6,483,203	\$250,654,149	35.77%	
DIRECT FINAN	CIAL INSTIT	UTION EXP	OSURE		
Union Bank of California, N.A.	\$172,614,361	\$6,934,530	\$179,548,891	25.29%	
MBIA	\$114,500,000	\$1,693,973	\$116,193,973	16.77%	
Sanwa Bank of California	\$25,385,000	\$443,523	\$25,828,523	3.72%	
Tokai Bank	\$17,680,000	\$689,643	\$18,369,643	2.59%	
City National Bank	\$14,520,000	\$227,263	\$14,747,263	2.13%	
Bank of America	\$15,400,000	\$344,285	\$15,744,285	2.26%	
Bank of Tokyo-Mitsubishi, Ltd.	\$11,015,000	\$130,369	\$11,145,369	1.61%	
Wells Fargo Bank	\$12,805,000	\$283,772	\$13,088,772	1.88%	
General Bank	\$8,600,000	\$229,727	\$8,829,727	1.26%	
US Bank of California	\$6,800,000	\$78,247	\$6,878,247	1.00%	
Bank of Nova Scotia	\$6,420,000	\$143,527	\$6,563,527	0.94%	
Hibernia National Bank	\$5,410,000	\$120,947	\$5,530,947	0.79%	
Comerica Bank - California	\$4,420,000	\$98,814	\$4,518,814	0.65%	
Imperial Bank of California	\$3,700,000	\$76,636	\$3,776,636	0.54%	
Pacific Century Bank, N.A.	\$3,600,000	\$53,260	\$3,653,260	0.53%	
Santa Barbara Bank & Trust	\$3,485,000	\$58,434	\$3,543,434	0.51%	
The Fuji Bank, Limited	\$3,385,000	\$70,111	\$3,455,111	0.50%	
First National Bank	\$2,525,000	\$37,357	\$2,562,357	0.37%	
Istituto Bancario San Paolo Di Tor	. , , ,	\$55,890	\$2,555,890	0.37%	
Mellon Bank	\$1,200,000	\$26,827	\$1,226,827	0.18%	
Fleet Bank CoreStates Bank	\$1,020,000	\$22,803	\$1,042,803 \$638,973	0.15% 0.09%	
Societe Generale	\$625,000				
	\$625,000	\$13,973			
	\$0	\$0	\$0	0.00%	
1st Business Bank National Bank of Canada					
1st Business Bank	\$0 \$600,000 \$220,000	\$0 \$13,414	\$0 \$613,414	0.00% 0.09%	